



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 27, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: PUBLIC HEARING: Ceja Vista Master Plan (SPR-50012)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

This case was deferred from the October 5, 2005 CPC hearing at the request of the applicant so that they could address several site plan issues. At the December 7, 2005 public hearing, the County Planning Commission deferred this case to allow the planning commission and staff to review additional materials that were submitted at the hearing. The case was heard at the February 1, 2006 public hearing at which time the Planning Commission continued this case and directed the applicant to make additional modifications to the proposed Master Plan.

At the May 3, 2006 public hearing, the County Planning Commission voted (4-2); (Commissioners Montano and Becerra opposed) to recommend approval of the Ceja Vista Master Plan. The Master Plan covers approximately 320 acres and is bounded by the municipal limits to the north (south of Dennis Chavez Boulevard), the proposed APS high school and Paakweree development to the west, Karrol Road to the east, and Love Road to the south. The Master Plan proposes mixed-use development including; a mixture of residential densities, parks, trails, open space, and commercial services.

This version of the proposed Master Plan is consistent with County Planning Commissions request that the master plan contain less detail with regard to specific lot size, position and layout and include more information regarding the location of neighborhood serving commercial uses, regional, neighborhood and pocket parks, pedestrian corridors, and distribution of residential density.

The revised master plan contains several sections, which respond to the direction of the County Planning Commission. One of these sections illustrates the distribution of the proposed residential densities throughout the master plan area. In general, higher residential densities are located closer to the proposed commercial areas. A section depicting the proposed location of park areas details a distribution of park areas throughout the master plan area with the larger neighborhood and regional parks located in central positions.

A section demonstrating the distances to proposed park areas is included and proposes that all homes are within ¼ mile of pocket parks, most homes are within ½ mile of a neighborhood park and most homes are within ½ mile of shopping and services. The master plan also identifies the distribution of various types of residential

housing types throughout the site. These housing types include traditional larger lot single-family dwellings, town homes/patio homes and traditional single-family dwellings.

ATTACHMENTS:

1. Notice of Appeal (May 30, 2006).
2. Planning Commission Notice of Decision Letter (May 5, 2006).
3. County Planning Commission Information Packet.
4. Letters of Neighborhood/Neighborhood Associations.
5. Master Plan dated March 26, 2006 (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval